

Sanpete County Planning Commission

September 8, 2010

6:30 P.M.

Present: Steve Anderson, Chair
Garth Sorenson
Gene Jacobson
Joseph Scholes
Thell Stewart
Mary Anderson

Lee Holmstead, Sanpete County Zoning Administrator
Scott Olsen, Deputy County Zoning Administrator
Selma Jorgensen, Deputy Clerk

Meeting called to order by Steve Anderson.

ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA

Zoning Administrator, Lee Holmstead, is present and reviews the agenda items.

APPROVAL OF MINUTES APPROVAL OF MINUTES

Garth Sorenson made a motion to approve the Planning Commission Minutes of August 11, 2010. Motion seconded by Thell Stewart, the motion passed.

GARRICK WILLDEN'S REQUEST FOR APPROVAL OF A 2-LOT MINOR SUBDIVISION LOCATED ON PROPERTY SOUTH OF MAYFIELD

Garrick Willden is present. Mr. Holmstead reviewed Mr. Willden's request for a 2-lot minor subdivision, and stated that he has submitted all required documents. Mr. Willden presented a mylar of the property. Questions were asked by the commission. Mary Anderson made a motion to approve the 2-lot minor subdivision. Joseph Scholes seconded the motion. Motion passed.

TIM AND JULIE JOOS REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR ALTERNATIVE POWER FOR THEIR CABIN LOCATED IN THE ASPEN HILLS SUBDIVISION, LOT #847

Tim and Julie Joos are present. Mr. Holmstead reviewed their request for alternative power for their cabin in the Aspen Hills Subdivision, Lot #847. Mr. Joos explained that they will be using a generator, and eventually solar panels in the future. Gene Jacobson made a motion to approve the conditional use permit with the condition that the generator is housed in a framed, insulated building and that he use true sine wave inverter. Mary Anderson seconded the motion. Motion passed.

SAFE HAVEN VILLAGES' REQUEST FOR APPROVAL TO INSTALL SOLAR PANELS ON THEIR PROPERTY LOCATED NEAR PIGEON HOLLOW ROAD SOUTH OF SPRING CITY

Susan Carter, Rendell Carter and Sterling Allen are present. Mr. Holmstead reviewed Ms. Carter's request to install solar panels as a commercial venture. Ms. Carter explained that they plan to sell all the power gained from the panels to a power company. Ms. Carter provided an aerial map of the property and explained their plans. Some discussion ensued concerning a building that they want to build to house equipment. Thell Stewart expressed concerns about the "open space". Jim Carter, a member of the audience, explained the difference between "common area" vs "open space". Mr. Holmstead suggested that a fence be built around the solar panels. Mr. Holmstead expressed concerns about a substation that would be built to distribute the energy. Thell Stewart made a motion to approve the conditional use permit to install solar panels with the condition that they build an 8 foot fence with vinyl panels, and that all of the equipment be housed inside the building. Motion was not seconded. Garth Sorenson suggested that they look further into planning and development, and then present this plan to the Planning Commission. Gene Jacobson made a motion that they come back and provide schematics, and engineered designed stamped plan by September 25, 2010 before any construction can begin. Garth Sorenson seconded the motion. Motion passed.

GROW UTAH FIRST AND SAFE HAVEN VILLAGES' REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO INSTALL COMMERCIAL UNDERGROUND GREEN HOUSES ON THEIR PROPERTY LOCATED NEAR PIGEON HOLLOW ROAD SOUTH OF SPRING CITY

Susan Carter, Rendell Carter and Sterling Allen are present. Mr. Holmstead reviewed their request for a conditional use permit to install 10 to 20 acres of commercial underground green houses, called walipini pits. Questions were asked about farm quarters vs residential building. It was decided that the commission can not approve the house. Joseph Scholes made a motion to approve the conditional use permit with the condition that they not build a residential or retail sales building on greenhouse site. Garth Sorenson seconded the motion. Motion passed.

APPROVAL OF SIGNATURE ON THE AMENDED HORSESHOE MOUNTAIN SUBDIVISION PLAT

Mr. Holmstead explained. Joseph Scholes made a motion to approve signing the amended Horseshoe Mountain Subdivision Plat. Mary Anderson seconded the motion. Motion passed.

DISCUSSION OF RECOMMENDATIONS FOR THE PROPOSED SANPETE COUNTY MASTER PLAN

Steve Anderson led discussion. Jim Carter and Kevin Christensen are present to answer questions.

With no further business before the Planning Commission, motion to adjourn is made by Garth Sorenson. Motion seconded by Thell Stewart. Motion passed.

The meeting adjourned at 8:30 P.M.